



39 Lazy Otter Cambridge Road, Stretham Ely CB6 3FS

welcome to

Lazy Otter Cambridge Road, Stretham Ely

OFFERED WITH ALL FURNITURE INCLUDED. This two bedroom park home is perfect for anyone wanting to enjoy the tranquil life Stretham can offer. CALL NOW TO BOOK A VIEWING.....





Kitchen /Lounge/ Diner

26' 10" max x 19' 4" (8.18m max x 5.89m)

Bedroom One

11' 6" max x 9' 3" (3.51m max x 2.82m)

Dressing Room

7' 4" to wardrobe x 7' 3" to wardrobe (2.24m to wardrobe x 2.21m to wardrobe)

En-Suite

Bedroom Two

9' 2" x 9' (2.79m x 2.74m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Lazy Otter Cambridge Road, Stretham Ely

- PARK HOME
- TWO BEDROOMS
- EN-SUITE & DRESSING ROOM TO MASTER
- OPEN PLAN LIVING AREA
- DRIVEWAY & GARDEN

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ELY109375



Property Ref:
ELY109375 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

*****AGENTS NOTE- THERE IS A MONTHLY GROUND RENT AND MAINTENANCE CHARGE - £375*****



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